

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE IMPROVED FEE SIMPLE REAL ESTATE WHITE COTTAGE INN

9513 Hansonville Road
Frederick, Maryland 21701

Under and by virtue of the Power of Sale contained in the Deed of Trust from H. Jean Reid unto Francis X. Getz and Eileen Getz, his wife, dated the 15th day of November, 1982, and recorded in Liber 1184, folio 148, among the Land Records for Frederick County, Maryland, and default having occurred under the terms thereof, the undersigned Substitute Trustee will offer for sale at public auction on

TUESDAY, JANUARY 3, 1989

11:00 A.M.

FREDERICK COUNTY COURTHOUSE UNDER THE CLOCK TOWER

All that lot or part of lot or parcel of land situate, lying and being along or near the eastern edge of U.S. Route #15 in the Village of Hansonville in Lewistown District, Frederick County, Maryland, and more particularly described as follows:

BEGINNING at an iron pin in the Old State Road at the end of 81.5 feet on the first line of the deed from Albert L. Eyer and wife, and Maxie A. Hill and wife, and running thence by and with said Old Road (1) South 9 degrees 36 minutes East 315.5 feet to an iron pin at the end of said first line; thence by and with the second line of said Deed and also by and with the center of the New State Road (2) North 28 degrees 45 minutes West 305.0 feet to an iron pin; thence by line of division now made (3) North 65 degrees 4 minutes East 104.3 feet to the place of beginning, containing 0.37 acres of land, more or less.

BEING all and the same real estate which was conveyed unto H. Jean Reid by Francis X. Getz and Eileen Getz, his wife, by deed dated the 15th day of November, 1982, and recorded in Liber 1184, folio 147, among the Land Records for Frederick County, Maryland, being known and designated as 9513 Hansonville Road, Frederick, Maryland 21701.

The above property is improved with a two (2) story building (siding) with a full basement. The first floor contains a liquor store area with a kitchen used for carry-out purposes and a 1/2 bath. The rear of the first floor contains a storage room, kitchen, family room and full bath. The first floor is heated with oil baseboard. The second floor contains a living room, dining room, two (2) bedrooms, a full bath and a large storage room with electric baseboard heat.

TERMS OF SALE: The above mentioned real property is to be sold in an "as is" condition, subject to liens and restrictions of record, if any. A deposit of Sixteen Thousand Five Hundred and no/100 Dollars (\$16,500.00) in cash, certified check or other instrument acceptable to the Substitute Trustee, payable to Seymour B. Stern, Substitute Trustee, will be required of the purchaser to be paid at the time and place of sale. In the event the purchaser fails to consummate the purchase in accordance with the terms of sale, the deposit or any part of it may be forfeited at the option of the Substitute Trustee. The balance of the purchase price is to be paid within ten (10) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, unless settlement time is postponed at the sole option of the Substitute Trustee and shall bear interest at the rate of nine and three-quarters percent (9.75%) per annum on the unpaid balance of the purchase price from the date of sale to the date of settlement. Time is of the essence. All risk or loss following the date of sale shall be at the risk of the purchaser. In the event of default, the property shall be resold at the cost and risk of the purchaser and the Substitute Trustee shall not be limited by such forfeiture from further availing himself of any additional legal or equitable remedies arising out of such default. Taxes, water rent and all other public charges and assessments payable on an annual basis, including sanitary sewer charges, if any, shall be adjusted to the date of sale and assumed thereafter by the purchaser. All other costs and expenses of conveyancing are to be borne by the purchaser.

There are no representations or warranties expressed or implied with respect to the condition of the property, title, lot size or the accuracy of any matters referred to in this advertisement.

SEYMOUR B. STERN,
Substitute Trustee

ROBERT J. KRESSLEIN, Esquire
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Attorney for Substitute Trustee
TROUT AUCTIONEERS, INC.
15 North Court Street

Frederick, Md. Jan 4, 1989

This is to certify that the annexed Public

Sale was published in News/Post

a newspaper published in Frederick County on the following

dates: Dec 17, 24, 31

THE NEWS-POST

Per Bw Deal

FILED

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